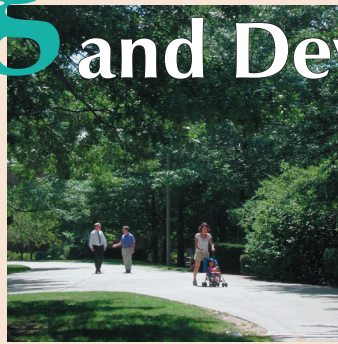
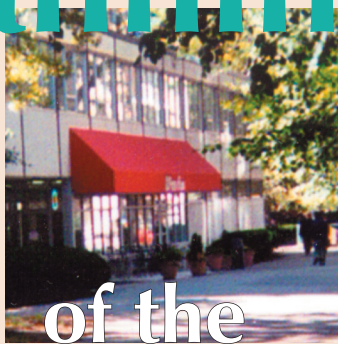
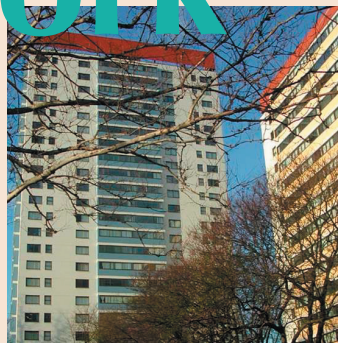


FINAL
DRAFT

A
Framework
for
Planning
and Development
of the
West End Area



Prepared by the
Boston Redevelopment Authority
in cooperation with the
**West End Area Planning Group and the
Boston Transportation Department**

July 2003

Credits

This study is the result of the leadership and input of many people who donated their time and ideas. The Boston Redevelopment Authority would like to acknowledge the efforts of the West End Area Planning Group and the many members of the West End community who attended numerous meetings and workshops to understand the forces of change at work in and around the West End, and to ensure that the deserving qualities of West End life will be protected and enhanced in the context of change.

West End Area Planning Group

Malek Al-Khatib, West End Civic Association
Bissera Antikarov, Artery Business Committee
Phyllis Browne, Cambridge Street
Joseph Chiaramonte, Downtown North Association
E. Richard Cirace, Cirace & Associates
Harold Dennis, The Davis Companies
Linda Ellenbogen, Hawthorne Place
Patrick Faherty Jr., Staniford Street
Jack Fitzgerald
Jane Forrestall, West End Place
David Hanitchak, Massachusetts General Hospital
Norman Herr, West End Neighborhood Association
Paula Higgins, Whittier Place
Al Marks, Blossom Street
Jackie Mastrangelo, Hawthorne Place
Kevin McNamara, Hawthorne Place
Liz Minnis, Division of Capital Asset Management
Bob O'Brien, North Area Working Group
Emilie Pugliano, North End Waterfront Neighborhood Council
Carol Robinson, Amy Lowell House
Paul Schratter, Hawthorne Place
Ivy Turner, Whittier Place
Carolyn Wahto, Society for the Preservation of New England Antiquities
Greg White, Equity Residential
Robert Works, Hawthorne Place

Elected Officials

Representative Paul Demakis
Councilor Michael Ross

Boston Redevelopment Authority

Rebecca Barnes
David Carlson
Te-Ming Chang
Mark Chardavoyne
Martin Gamache
Sonal Gandhi
Yan Gao
Jim Gribaudo
Leanna Hush
Kimberly Jones
Robert Kroin
Katie Lee
Eswaran Selvarajah
Richard Shaklik
Alden Smith
Martin von Wyss
Donald Wiest

Boston Transportation Department

Vineet Gupta
Alison Felix
Jim McCarthy

Boston Public Works Department

Para Jayasinghe

Mayor's Office of Neighborhood Services

Janine Coppola

Consultants

Von Grossmann & Company

Public Meeting Participants

Al Aakjan	Bill Donohue	Irving Lers	Angela Rotondo
John Achutz	Robin Dooley	Gloria Levine	Kathleen Ryan
Bashal Altabba	Henry Einhorn	Louis Levine	Johanna Schneider
Marcia Altman	Matt Favale	Robbie Lewis	Marlis Schratter
Frederick Altman	Eric Fishman	Bill Lovuolo	Robert Scott
Jean Archambeau	John I. Fitzgerald	Rich Lucas	Ron Sherman
Robin Assaf	Emil Fleischaker	Nancy S. Lynn	Francesco Sioloti
Ed Barron	Mimi Fong	David Lyons	Janice Smaga
Paula Baxley	Bruce Forbes	Tom Maistros	Peter Smith
Matthew Bellico	Lisa Forti (office of	Donald McCready	Arthur Snyder, Jr.
Ron Bento	Councilor Mike Ross)	Sheila McGruty	Pamela Svec
Margarita K. Bernstine	Joe Friedman	Pat McLaughlin	Sandra Swaile
Alan Beveridge	Frank Fumosa	Louis Miller	William R. Swanson
David Bohn	S. Gabriel	Edythe Mulcahy	Mark Sweeney
Bob D. Bork	Elinor Gadon	Sandy Mulhern	Chris Taffe
Marianne Brown	Daniel Gallagher	Nicandra Nassar	Edith Tagrin
Carlos A. Caicedo	Leonardo Giarchino	Jim Neal	Karen Cord Taylor
R. Campanella	Jim Goodfield	Beatrice Nessen	Louise Thomas
Jim Campano	Kathleen Grabowski	Mike Neville	Peter Thomson
Elayne Campos	Deborah Griswold	David Nielson	Quyen Tong
Marie Cantlon	Barbara Haley	Carol Niemira	Lia Toto
Michael Carr	Jacqueline Harris	Jim Norton	Ethelanne Trent
Meghan Carty (office of	Fredda Hollander	Lou Novick	Alex Trombetta
Rep. Demakis)	Emily C. Hood	David Ohlrich	Giovanna Veicht
Hilda Christensen	Judith Hurley	Marc Older	Joseph Venti
Sumner Cohen	Alexander L. Jackson	Vilma E. Ortiz	Virginia Wagg
John Collins	Walter B. Jones	Pamela Packard	John Walsh
Dorothy Conway	Derek Jones	Mike Pagliano	Colleen M. Walsh
John Corn	Carl Kanter	Neil Plotnick	Jean Wassil
Don Couvillion	Miriam Kanter	Doris Prescott	Ann Whiteley
Richard Coyle	Marvin S. Kaplan	Theresa Raso	Stephanie Wild
Joseph Crisafulli	Paul Katz	Jean Roberts	John Wilson
Arlene Cronk	Paul Kennedy	Susan Rosen	Lynne L. Young
Joe Crowley	Tom Koenig	Hy Rosenberg	
Lawrence DiCara	William Last	Fritz Ross	
Paul Diederich	Jean Lechten	Albert Rossi	

Special thanks go to Shriners Hospital, MGH, the Amy Lowell House and Equity Residential Properties Trust for generously providing excellent facilities for public meetings during this planning process.

Table of Contents

Letter from the Director

Letter from the Chief Planner

I	Introduction	Purpose and Intent of this Document	1
		History of the Planning Process	3

Study Area and Surrounding Neighborhood Map

Study Area Ongoing and Planned Projects Timeline

II	Planning Principles		5
III	Background Materials	- Workshop/Introduction	17
		- Workshop/Year 2025 Scenarios	19
		- Workshop/Group Summaries	26
		- Meetings Summary	45
		- West End Area History	89
		- Demographic Data	95



Dear Friends:

It gives me great pleasure to present this Framework for Planning and Development of the West End Area—a great Boston neighborhood. This community-based Framework provides Planning Principles that recognize and articulate aspects of the West End Area that define its identity and make it the attractive neighborhood you live and work in. Connecting neighborhoods, preserving and maintaining open space and community character, and encouraging responsible land uses and transportation principles are core themes of this Framework. As this area undergoes many exciting and positive changes and growth, these Principles provide a guide for all engaged in the West End's development including much-needed housing, jobs and community services.

In April 2002, I commissioned the West End Area Planning Group, a group of neighborhood residents, business owners, institutions, and property owners to work with Boston Redevelopment Authority and City of Boston staff to craft this Framework. I extend my thanks to the West End Area Planning Group which spent more than a year carefully examining the past, present and future of the West End Area, providing invaluable advice and guidance in this effort.

I look forward to continuing our work together. To those who have contributed to this effort: please remain involved in this important process as your participation will ensure that the successful implementation of the Planning Principles creates resources that will be enjoyed by all, now and in the years to come.

Sincerely,



Mark Maloney
Director
Boston Redevelopment Authority

Dear Friends:

Thank you for your proactive, passionate and constructive effort and input into the West End Area "community conversation" over the last 14 months. We have engaged each other in discussing some of the most challenging planning issues facing this part of Boston, and your many good ideas are recorded here for the benefit of all those who will shape the future of the West End Area.

The West End Area celebrates the diversity it enjoys on many levels. This diversity is evident in the wide array of stakeholders who care deeply about the area's future and make the effort to express themselves. The resulting conversation has been a chorus of voices, including residents—some of whom own condos and many of whom rent apartments, as well as property owners, business people, institutional administrators and staff, neighboring communities, and public agencies. Planning is most effective to the extent that it represents the contributions of the full range of stakeholders' viewpoints.


This document reflects a wide range of opinion about a variety of concerns, and attempts to both recognize the most widely shared consensus as well as strongly held differences. There is broad agreement on many issues, among them the importance of protecting open space, of ensuring broad and meaningful community involvement in planning any new changes to the area, and in maintaining a "good neighbor" policy among the many components of the community. From start to finish the issue with the widest range of perspectives has been the relationships between additional development and density on the one hand, and physical improvements and public benefits on the other. While some have stated a desire for no new development in the area, others have held that new development, done at a certain scale and properly sited and designed, would bring desirable new benefits and vitality to the community.

The purpose of this document, to establish a clear benchmark of community goals for the future of the West End Area, is achieved through its statements of principles that are intended to guide future planning and development. It is intended to complement and continue the community conversation that began with the community's "North Area Planning Initiative" of 2002, as well as through public review processes that occur when new development and public improvements are proposed.

In the many decades that have transpired since its infamous redevelopment, the West End Area has become a new urban neighborhood, with its own unique qualities of livability. Many people love the West End Area as it is today. Many also envision ways that it can become an even better place to live, work, and visit, its own amenities and its connections to the vital city around it made stronger. When changes come to the West End Area, the results of this process will be in place to guide them.

Thank you again for joining your neighbors, colleagues and other friends of the West End to help make this happen.

Sincerely,



Rebecca G. Barnes, FAIA
Chief Planner for the City of Boston

Purpose and Intent of this Document

This *Framework for Planning and Development of the West End Area* is a collection of planning resources for all those engaged in shaping and stewarding the West End Area's future. These resources are of two different types. One type, provided in the extensive appendices, is a collection of background information, including documentation of discussions regarding specific planning topics, demographic data on this part of the city and its population, and urban design and planning information regarding the trade-offs that occur for a variety of possible future outcomes. The other type is Planning Principles found in Section II.

TWO TYPES OF RESOURCES

Background information

Planning Principles

A principle is a statement that expresses a collective understanding of certain expectations and aspirations. Specifically for this document, principles both demonstrate what makes the West End Area an especially attractive neighborhood and identify opportunities for making improvements that will add to the livability of this area and surrounding parts of Boston. These principles reflect the values and concerns of the West End Area community, described by its stakeholders in a series of open, public discussions in 2002 and 2003.

This document offers guidance to prospective developers, criteria to be considered by public officials in planning and development, and stands as a written record of community concerns and issues.

This document is not a master plan. It is a framework to offer indispensable insight into the values, priorities, concerns, hopes and expectations of many for this unique Boston district. Future actions designed to bring change to this part of Boston are asked to reflect on those principles and respond by continuing this conversation with the community, its stakeholders, and public agencies.

THE CONTENTS

of this document reflect conversation between the City of Boston and the many stakeholders in the West End Area



Process History

The West End Area Planning Initiative began in the spring of 2002 in response to community members' requests for a planning study. The community was concerned that many changes were happening in rapid succession in the absence of an accepted set of planning principles to help guide and shape them.

In fact, like many of Boston's neighborhoods, the West End Area had become engulfed in major infrastructure changes including the Central Artery project, the reconstruction of Cambridge and Merrimac Streets, the upgrading of the Charles Street MBTA station, and the burying of the elevated Green Line. In addition, future institutional expansion and other types of development were and continue to be under consideration in the area.

Thus the Boston Redevelopment Authority (BRA) facilitated a "community conversation" with the objective of establishing a vision for the West End Area that reflects community opinion about the kinds of change that were acceptable and feasible. This was to be accomplished in open public meetings, where all stakeholders could discuss the future of the West End Area and vicinity, share information, and seek out common goals.

The BRA announced the beginning of this process in March 2002, and solicited nominations for membership on a West End Area Planning Group from community organizations, institutions, and business groups as well as from the general public. The resulting 25-member Planning Group is comprised of individuals who collectively represent the full range of area constituencies (listed on at the front of this document). While the majority of meetings would be held in large auditoriums to enable the participation of all interested persons, this small representative group convened several times with BRA staff to advise on the process itself and to give further input on the physical issues relevant to planning in this part of the city.



An all-day workshop event in the fall of 2002 invited community members to spend a Saturday brainstorming together about their common objectives.

The series of public meetings fostered discussions about goals and concerns. One meeting included small-group brainstorm sessions about elements that should be preserved or improved in the area. Meetings offered presentations about a variety of conditions and projects in the vicinity, including area zoning, the West End Land Assembly and Redevelopment Plan from the 1950s, current development projects and proposals, institutional master planning activities, and recent transportation improvements in the vicinity. An all-day workshop event in the fall of 2002 invited community members to spend a Saturday brainstorming together about their common objectives and creating ways to achieve them through the use of a variety of modeling, drawing, and writing materials. (Details of these meetings can be found in Section III.)

The Planning Principles section in particular identifies where there are shared ideas for the future of the West End Area.

The wealth and variety of ideas and strategies contributed and developed by participants have been compiled into this Framework Document. The Planning Principles section in particular identifies where there are common ideas for the future of the West End Area, and demonstrates the range of ideas and concerns that characterize discussions of the West End Area's past, present, and future. It is the hope of all those participating in developing this document that these principles will be a central component in the shaping of growth and change for the area.

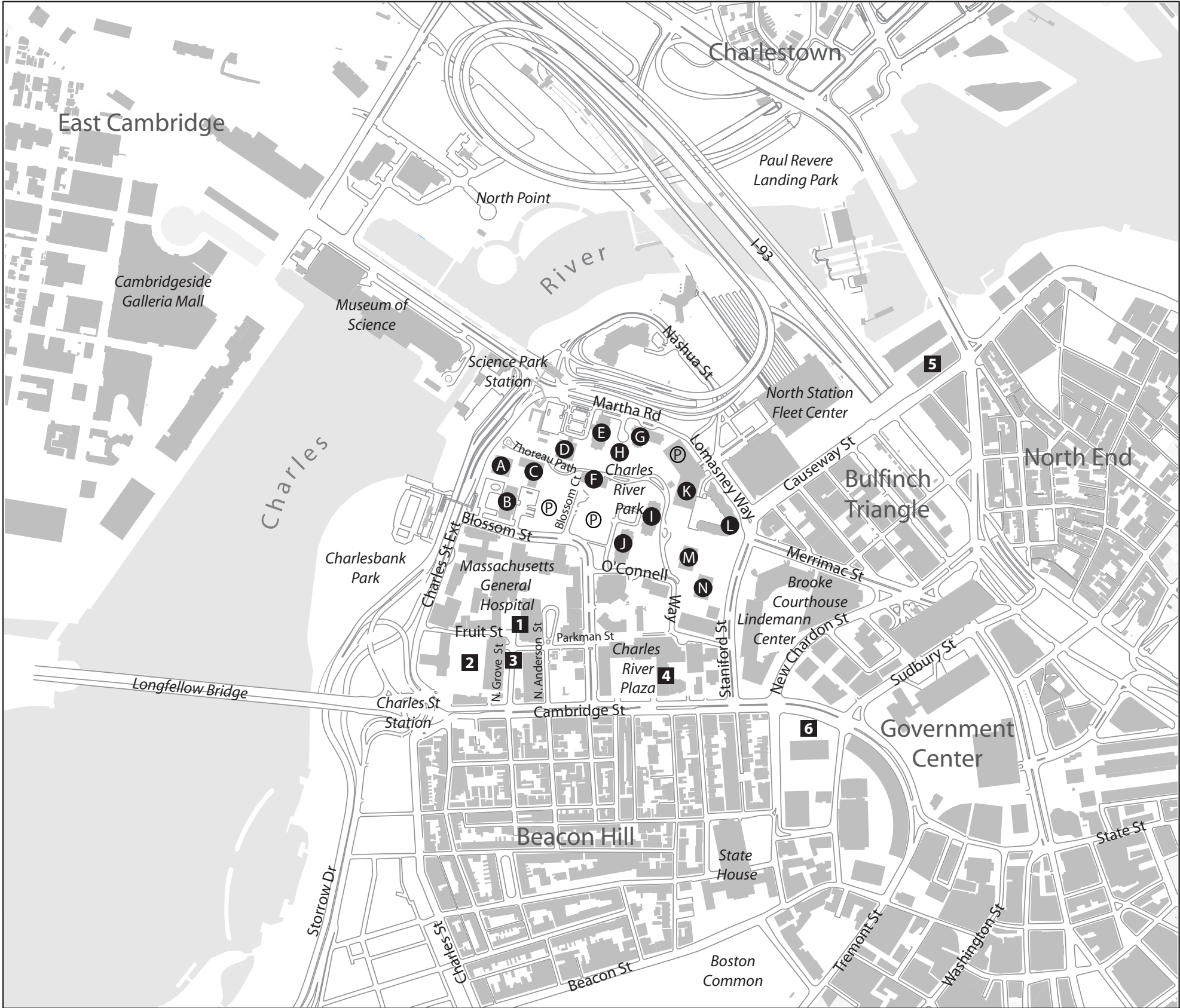
**West End Area Study Area
& Surrounding Neighborhoods**

Key to Buildings in Charles River Park

A	Emerson Place	23 Floors
B	Emerson Place	16 Floors
C	Town Houses	3 Floors
D	Whittier Place	23 Floors
E	Whittier Place	16 Floors
F	75 Blossom Court	2 Floors
G	Amy Lowell House	11 Floors
H	The Boston Synagogue	1 Floor
I	Hawthorne Place	16 Floors
J	Hawthorne Place	16 Floors
K	Parking/Basketball City	5 Floors
L	Lowell Square	10 Floors
M	Longfellow Place	37 Floors
N	Longfellow Place	37 Floors

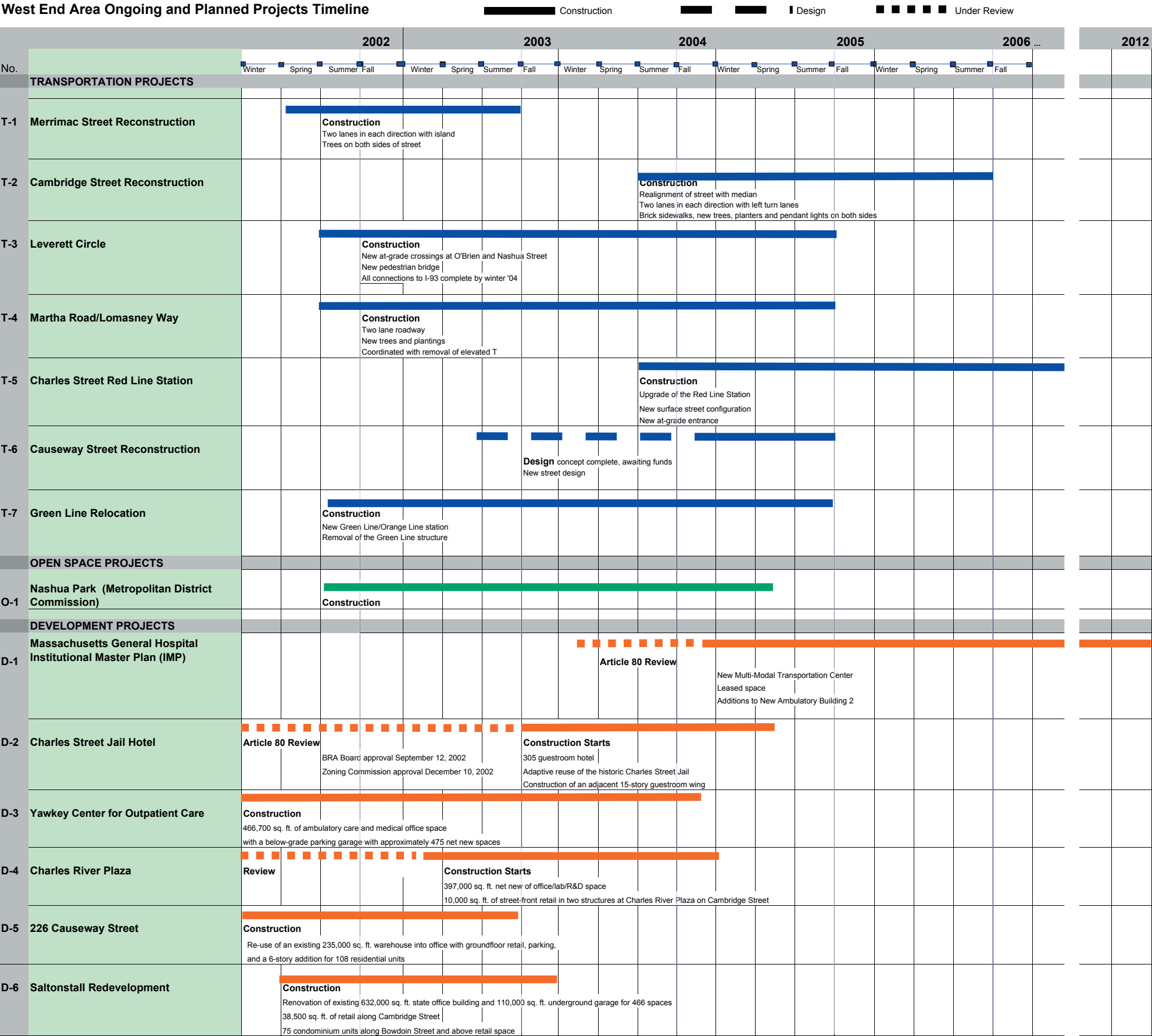
Development Projects

- 1** MGH Institutional Master Plan
- 2** Charles Street Jail Hotel
- 3** Yawkey Center for Outpatient Care
- 4** Charles River Plaza
- 5** 226 Causeway Street
- 6** Saltonstall Redevelopment



**West End Area Study Area and
Surrounding Neighborhoods**

West End Area Ongoing and Planned Projects Timeline



West End Area Study Area
Ongoing and Planned Projects
Timeline

Introduction to the Planning Principles

GOALS

To preserve the West End Area's character and identity and to improve the quality of the area

The purpose of this document is twofold. First, the Framework identifies those aspects of the West End Area that define its character and identity and make it an attractive neighborhood—particularly in a physical sense—so that those characteristics can be preserved. Second, it highlights opportunities for making improvements that will add to the quality of the area.

Sub-Areas

The planning principles developed for the West End Area vary by location and have therefore been organized by sub-area. These sub-areas are 1) Charles River Park (in this document, referring collectively to the core of residential buildings in the neighborhood); 2) Charles River Plaza Area—including the library, Otis House, and Old West Church; 3) the Massachusetts General Hospital campus; 4) the Nashua Street area; and, 5) the block containing the Lindemann Center and the Brooke Court House. Each set of principles starts with an overview statement that describes the issues being addressed at the level of the entire West End Area.

WEST END AREA/SUB-AREAS



Charles River Park



Charles River Plaza Area



MGH Campus



Nashua Street Area

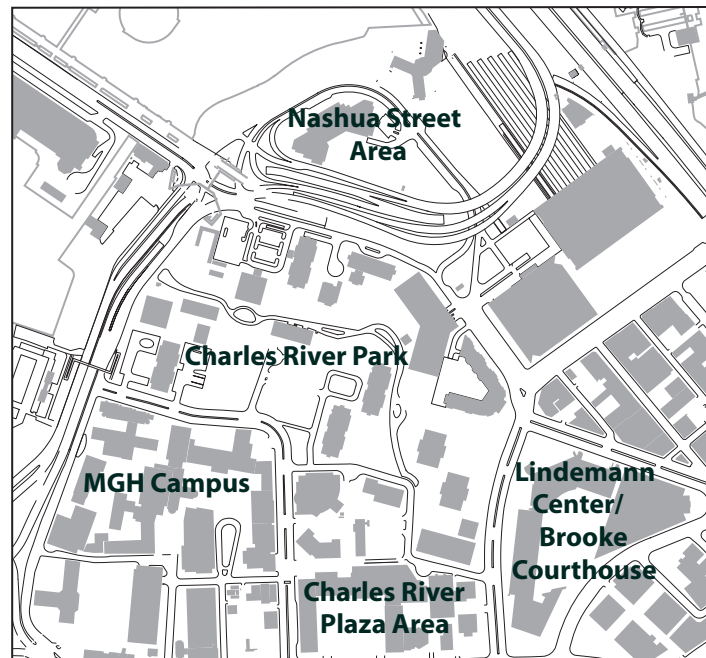


Lindemann Center and Brooke Court House

Planning Principles are identified with each of the sub-areas. The above images denote which sub-area is addressed by which principle.

TYPE OF PLANNING PRINCIPLES

Open Space
Community Character
Transportation and
Pedestrian Circulation
Land Use
Community Facilities



West End Area Sub-Areas

The principles are divided into five general categories: Land use, open space, community character, transportation and pedestrian circulation, and community facilities. Planning principles must be integrated to create a successful neighborhood, therefore certain concepts appear in more than one category.